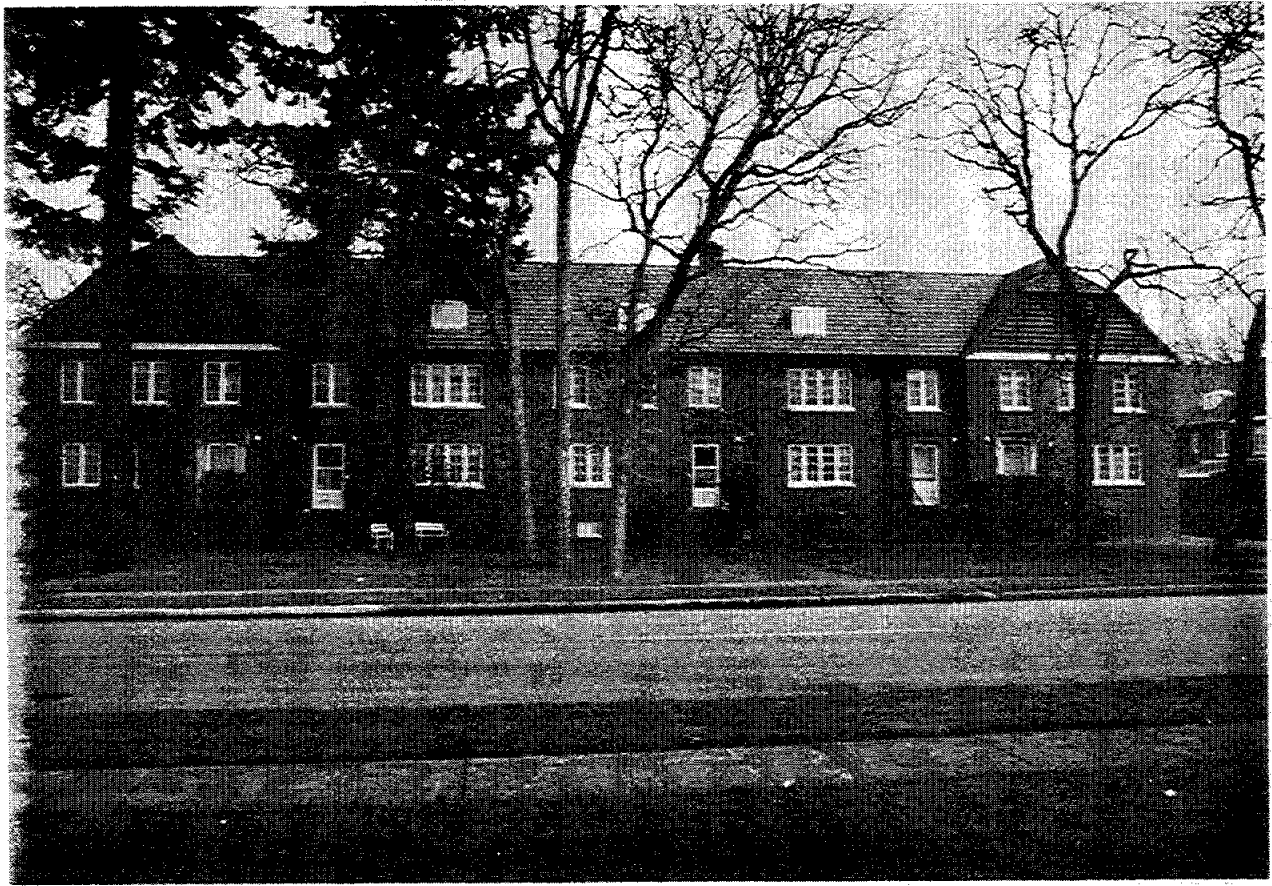


NCO HOUSING TYPE 2 A

BUILDINGS 5302, 5303, 5304, 5306, 5307, 5308,
5311, 5312, 5314, 5315, 5317, 5318

The five unit row houses were constructed in 1940 from standard quartermaster general plans. Except for the addition of rear decks and storage sheds, and the removal of most original porch lights and downspout leader heads, the buildings are close to original design.

The row houses are constructed of brick on concrete foundations. Windows are steel sash, sills and entry portals are stone. The wrought iron railings will need attention shortly due to rust formation at posts.



1987 PHOTO

N.C.O. HOUSING TYPE 2 A

CONDITION SURVEY DATA SHEET

BUILDING 2A

EXTERIOR ELEMENT	EXISTING ORIGINAL ALTERED FABRIC TYPE			NEEDS ATTENTION SEE SURVEY NOTE SPECIAL ITEM	REMARKS
LANDSCAPING					
SIGNAGE	●	●			
DRAINAGE & GRADING	●	●		▲ 3	WATER DOES NOT DRAIN AWAY FROM BLDG
LIGHTING	●	●	●	10 ●	SOME OUT OF CHARACTER / FEW ORIGINAL
PLANTING	●	●	●	▲ 13	SOME OVERGROWN
FOUNDATIONS					
CONCRETE WALL	●	●		20	
CONCRETE PIERS					
SKIRTING					
WALLS					
WOOD SIDING	●	●	●	6.7	T 1-11
CONCRETE					
STUCCO					
CONCRETE/STONE FACE	●	●		▲ 13	● PORTAL TRIM SOILED
MASONRY	●	●		▲ 13	SOME MOSS
PAINT	●	●	●	5	
WOOD TRIM	●	●		▲ 4	GABLE END VENTS WEAT-EDED
STEEL COLUMNS					
METAL TRIM					
ASBESTOS SIDING					
ROOFS					
COMPOSITION	●	●			AT SHEDS
BUILT-UP					
METAL					
TILE	●	●			
FLASHING	●	●		▲ 9	RUST AT SHEDS
ROOF ACCESSORIES					
BELL TOWER					
CLERESTORY					
ATTIC VENTS					VERIFY
GUTTERS	●	●	●		
SCUPPER BOXES	●	●	●	●	SOME ORIGINAL
DOWNSPOUTS	●	●	●		
MISC. PENETRATIONS					
DOORS					
WOOD PANEL	●	●	4		
FLUSH WOOD					
FLUSH METAL					
GLASS LIGHTS	●				
HARDWARE					
TRANSOM					
WOOD OVERHEAD					
METAL OVERHEAD					
WINDOWS					
WOOD DOUBLEHUNG					
WOOD CASEMENT					
GLASS BLOCK					
VINYL					
WOOD VENT/HOPPER					
WOOD DECORATIVE					
WOOD FIXED					
METAL CASEMENT	●	●	15 16	▲ 1	RUST
METAL AWNING/HOPPER					
METAL DECORATIVE					
SCREENS/BARS					
PORCHES					
ROOFED	●	●			
ENCLOSED					
CONCRETE STEPS	●	●		5, 12	SPALLING / SOIL / MOSS
WOOD STEPS					
GRANITE STEPS					
BRICK PORCH & STEPS	●	●		5	● RUST
METAL RAILING				11	SPACING WRONG
WOOD RAILING			3		
COLUMNS					
ROOF BALUSTRADE					
FIRE ESCAPES					
METAL					
CHIMNEYS					
MASONRY	●	●		15	SOIL
METAL					

NCO HOUSING TYPE 2 A

CONDITION SURVEY

FIVE UNIT ROW HOUSES

BUILDINGS 5302 - 5304, 5306 - 5308, 5311, 5312, 5314, 5315, 5317, 5318

1. Metal casement windows are starting to rust.
2. Bathrooms are ventilated only by casement windows. Some residents indicated a need for mechanical ventilation.
3. Sod build-up has necessitated the creation of trenches along building faces to disperse rainwater.
4. Wood sills at gable end vents have started to weather.
5. Metal handrails are rusting. Some are spalling concrete steps, especially at east units.
6. Siding appears loose at east end of Building 5318.
7. Shingles are loose at dormer vent, Building 5317.
8. Rear sheds need paint.
9. Edge flashing is rusting at roofs of rear sheds.
10. Aluminum light fixtures at front and rear doors are out of character.
11. Handrail/guardrail spacing at rear decks is not per code.
12. Concrete porch steps are soiled and mossy.
13. Stone portal ornamentation over entries is soiled.
14. Residents report occasional plumbing problems.
15. Chimneys are soiled, may need repointing.
16. Rusting hose bib is staining building. [Building 5302]
17. T 1-11 siding on rear sheds is out of character.
18. Where shaded by shrubbery, masonry is mossy.
19. Some rear shed gutters are not sloped to drain. [Building 5304 E]
20. Masonry extends below grade.
21. Masonry is soiled and mossy especially near grade and at porches.

BUILDING 2A

- ### EXTERIOR ELEMENT

[illegible]

NCO HOUSING TYPE 2 A

MAINTENANCE AND REPAIR NOTES

FIVE UNIT ROW HOUSES

1. RUSTING WINDOWS

- a. Scrape, sand and steel wool to remove all rust. Protect glass.
- b. Prime same day with oil based primer.
- c. Replace glazing putty if loose or cracked.
- d. Paint.
- e. Oil hardware.

2. BATHROOM VENTILATION

- a. If moisture is damaging interior plaster or finishes or if mildew is predominant, provide mechanical ventilation in bathrooms.
- b. Flash penetrations watertight.

3. DRAINAGE

- a. Regrade and resod as budget permits, starting at worst conditions.

4. WOOD SILLS

- a. Scrape and sand to remove loose paint.
- b. Repaint.

5. RUSTING HANDRAILS

- a. See Metal Handrail article and illustration.
- b. Scrape, sand and steel wool to remove all rust. Prime immediately.
- c. Remove entire rail if bases are rusting in concrete.
- d. Provide new posts or weld new bases to existing posts. Prime or galvanize.
- e. Cut back damaged concrete a minimum diameter of 4" around base.
- f. Insert temporary sleeve in void, sized slightly larger than post.
- g. Fill void with cementitious patching compound, crowned to slope away from metal.
- h. Remove temporary sleeve.
- i. Insert post, bracing plumb and level.
- j. Pour melted lead all around post. Tamp down, add more lead to a height slightly higher than patching compound.
- k. The lead will help cushion movement from different rates of thermal expansion, keeping moisture out.
- l. Paint with oil based semi-gloss exterior paint.

6. LOOSE SIDING

- a. Resecure to structure with galvanized finishing nails.
- b. Set, fill, sand, prime and paint nail holes.

7. LOOSE SHINGLES

- a. Realign and resecure to structure with galvanized finishing nails.
- b. Set, fill, sand, prime and paint nail holes.

8. REAR SHEDS

- a. Paint plywood siding as budget permits.

9. EDGE FLASHING

- a. Replace with prefinished flashing.

10. **LIGHT FIXTURES**
 - a. Replace with fixtures in character with building. See fixture at 5318.
11. **GUARDRAIL SPACING**
 - a. Unless under special jurisdiction, codes usually require this spacing such that a 6" sphere (child's head) cannot pass through.
 - b. Remedy situation.
12. **PORCH STEPS**
 - a. Remove soil and moss with a natural bristle brush and bleach solution.
 - b. Rinse thoroughly.
 - c. Keep moisture retaining substances away from building elements.
13. **SOIL ON ENTRY ORNAMENTATION**
 - a. Remove with natural bristle brush and detergent solution.
 - b. Rinse thoroughly.
14. **PLUMBING PROBLEMS**
 - a. As budget permits, replace entire plumbing systems that are 60 years old or more.
 - b. This will be more economical than continual patching, and related repair to damaged materials.
 - c. Schedule for 1998.
15. **SOILED CHIMNEYS**
 - a. Remove soil and moss.
 - b. Repoint if soft mortar is present.
16. **RUSTING HOSE BID**
 - a. Replace rusting pipe to nearest tee.
 - b. Caulk around building penetration.
 - c. Reinstall faucet.
17. **T 1-11 SIDING**
 - a. Since this is on the rear of these structures it is not visually offensive from the street.
 - b. This siding may not last as long as standard bevel siding.
 - c. Eventual replacement may have to be budgeted for.
18. **MOSS ON MASONRY AT SHRUBBERY**
 - a. Prune to open up shrub, enhancing natural growth pattern.
 - b. Replace overgrown shrubs.
 - c. Remove moss from building with natural bristle brush and bleach solution.
 - d. Rinse thoroughly.
19. **SHED GUTTERS**
 - a. Adjust to slope toward downspouts.
20. **MASONRY BELOW GRADE**
 - a. Original plans indicate that finish grade should occur at first mortar joint, and waterproofing was designed for this condition.
 - b. Regrade if finish grade is occurring above this point.
21. **SOILED MASONRY**
 - a. Remove with natural bristle brush and spray from garden hose.
 - b. Keep masonry free from debris which retains moisture.